

EXHIBIT 8

SROs AND GROUP HOMES COMPARED

CATEGORY	SRO	GROUP HOME
Description	<p>Single-room (multiple) dwelling units:</p> <ul style="list-style-type: none"> ➤ New construction or reconstruction <ul style="list-style-type: none"> ◦ either sanitary facilities and/or food preparation area in the unit ➤ Acquisition or rehabilitation <ul style="list-style-type: none"> ◦ not required to have sanitary and food preparation areas ➤ May have common facilities ➤ NOT student housing. 	<ul style="list-style-type: none"> ➤ One unit <ul style="list-style-type: none"> ◦ separate bedroom(s) ◦ shared living, kitchen, dining, and/or sanitary facilities ➤ Occupied by two or more single persons or families ➤ NOT student housing.
Maximum Subsidy	<ul style="list-style-type: none"> ➤ Based on zero-bedroom unit subsidy limit times number of HOME-assisted units ➤ Common area costs prorated based on percent of HOME-assisted units 	<ul style="list-style-type: none"> ➤ Based on number of bedrooms <ul style="list-style-type: none"> ◦ <u>includes bedrooms for caretakers</u>
Targeting	<ul style="list-style-type: none"> ➤ All tenants of HOME-assisted units must be low- or very-low-income 	<ul style="list-style-type: none"> ➤ All tenants must be low-income <ul style="list-style-type: none"> ◦ <u>excludes live-in service providers</u>
Rents	<ul style="list-style-type: none"> ➤ No food preparation or sanitary facilities, or only one, in the unit: <ul style="list-style-type: none"> ◦ rent may not exceed 75% of the FMR for a zero-bedroom unit ◦ the “lesser of” rule comparing the FMR to 30% of 65% of AMI does not apply ◦ low HOME rent does not apply ➤ Food and sanitary facilities in the unit: <ul style="list-style-type: none"> ◦ High and Low HOME rents apply ◦ <u>Projects with 5 or more units:</u> <ul style="list-style-type: none"> ▪ 20% of the units should have Low HOME rents <ul style="list-style-type: none"> ▪ Low HOME rents are defined for SROs as not more than 30% of the occupant’s monthly adjusted income, or ▪ not more than 30% of the gross income of a family at 50% of the area median income, adjusted for family size ▪ High HOME rents apply to all other units 	<ul style="list-style-type: none"> ➤ Maximum rent based on appropriate number of bedrooms <ul style="list-style-type: none"> ◦ <u>excludes rooms occupied by live-in service providers</u> ➤ Each household pays proportionate share of rent ➤ No Low HOME rent requirement
Tenancy	Permanent & transitional housing	Permanent & transitional housing

SRO AND GROUP HOME EXAMPLE

- Five-unit SRO located in Helena. Each unit has its own kitchen and sanitary facilities. Assume all units will be occupied by one- and two-person very low-income households. All units will be rented at the low HOME rent.
- Five bedroom group home located in Helena. Assume each bedroom will be occupied by one very low-income person.

	5-UNIT SRO	5-BEDROOM GROUP HOME
NUMBER OF UNITS	5	1
MAXIMUM SUBSIDY	\$366,380 (\$73,276 X 5 units)	\$145,040
TOTAL RENT	\$1,805/mo (\$361/units X 5 units)	\$1,061/mo
INCOME LIMITS	1 person household: \$11,550/yr 2 person household: \$13,200/yr	\$11,550/year/person

U.S. DEPARTMENT OF HUD
STATE: [MONTANA](#)

	EFFICIENCY	---- FEBRUARY 2004 HOME PROGRAM RENTS ----					
		1-BDRM	2-BDRM	3-BDRM	4-BDRM	5-BDRM	6-BDRM
LEWIS AND CLARK COUNTY							
LOW HOME RENT LIMIT	361	422	560	715	797	880	962
HIGH HOME RENT LIMIT	361	422	560	779	923	1061	1145
FOR INFORMATION ONLY:							
FAIR MARKET RENT	361	422	560	779	923	1061	1200
50% RENT LIMIT	481	515	618	715	797	880	962
65% RENT LIMIT	606	650	783	895	978	1062	1145

HUD HOME PROGRAM INCOME LIMITS (FEB 2004)
STATE: MONTANA

STATE: MONTANA		-----ADJUSTED INCOME LIMITS-----							
	Household Size→	1	2	3	4	5	6	7	8+
LEWIS AND CLARK COUNTY									
	30% LIMITS	11550	13200	14850	16500	17800	19150	20450	21800
	VERY LOW-INCOME	19250	22000	24750	27500	29700	31900	34100	36300
	60% LIMITS	23100	26400	29700	33000	35640	38280	40920	43560
	LOW-INCOME	30800	35200	39600	44000	47500	51050	54550	58100